WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 14:55 2 pgs
Fees:13.00 Taxes:323.75
20050715-0082527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

Affiant

Subscribed and sworn to before me this 29 day of June, 2005

Notary Public

My Commission expires: 9-22-07 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David P. Russell	SAME	133-06-0-208.00
1614 Sumpter Court		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Oldham Investment Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David P. Russell and Joanne M. Russell, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Leonard Heights, of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oldham Investment Properties, LLC, by deed from Arnold M. Weiss, Substitute Trustee, on May 3, 2005, of record in Instrument Number 20050512-0053636, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 15, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2346, page 291, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3722 Tibbs Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this June 29, 2005.

Oldham Investment Properties, LLC

Larry Oldham

By Larry Oldham as Attorney in fact

By Larry Oldham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Roy Huddleston with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Larry Oldham, who is Chief Manager of Oldam Investment Properties, LLC the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lary Oldham the bargainor(s), by the said Roy Huddleston, as Attorney-in-Fact.

WITNESS my hand and seal, this 29 day of June, 20 05.

NOTARY PUBLIC

My Commission Expires: 9-22-05

